



CITY OF FORT LAUDERDALE

CODE ENFORCEMENT BOARD
HYBRID VIRTUAL/IN PERSON MEETING
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
OCTOBER 26, 2021
9:00 A.M.

**Cumulative Attendance
2/2021 through 1/2022**

Board Members

	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Mark Booth, Chair	P	7	0
Chris Evert, Vice Chair	P	6	1
Justin Beachum	P	6	1
Julie Lurie	P	2	0
Michael Madfis	P	7	0
William Marx	P	7	0
Terry Nolen [arrived 9:10]	P	6	1

Alternates

Lakhi Mohnani	P	4	3
Karen Dirindin	A	1	2
Kyle Sawchuk	A	1	2

Staff Present

Kymberlee Curry Smith, Board Attorney
Tasha Williams, Administrative Supervisor
Diana Cahill, Administrative Assistant
Doris Coleman, Administrative Assistant
Victoria Mack, Administrative Assistant
Carmen Thompson, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Alejandro DelRio, Building Inspector
Leonardo Martinez, Building inspector
Jorge Martinez, Building Inspector
George Oliva, Chief Building Inspector
Joe Pasquariello, Assistant Building Official
Jamie Opperee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

BE21070027: Robert Funk
CE20020940: Tatyana Pankratova
CE17100827: David Valkema, tenant

BE21070026: David Natt
CE20020822: David Knezevich
CE17100827: Mark Steinberger

The meeting was called to order at 9:00 a.m.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: CE17100827
1243 NE 11 AVE
STEINBERGER, MARK

This case was first heard on 7/23/19 to comply by 11/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$20,500.

Jorge Martinez, Building Inspector, reported the property was now in compliance and recommended reducing the fines to \$1,500 for administrative costs.

Mark Steinberger thanked the City and asked for a further reduction.

Motion made by Mr. Madfis, seconded by Ms. Lurie to reduce the fines to \$1,500. In a voice vote, motion passed 6-0.

Case: BE21070027
60 ISLA BAHIA DR
RRBLVD LLC

Service was via posting at the property on 9/27/21 and at City Hall on 10/12/21.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

VIOLATION: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK
ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE
FOLLOWING MANNER BUT NOT LIMITED TO:
INSTALLATION OF DRAINAGE SYSTEM, WALKWAY EXTENSION AND CHANGE OF
GRADING ON THE SWALE AREA AT THE FRONT OF THE PROPERTY.

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day.

Robert Funk, contractor, said they had already removed the drains and walkway. They needed to address the artificial turf. He agreed to 91 days.

Motion made by Ms. Evert, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 1/25/22, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Mr. Nolen arrived at 9:10.

Case: BE21070026
1400 NE 53 CT
OAK TREE AVANATH CORAL RIDGE ISLES LLC
% AVANATH CAPITAL

Service was via posting at the property on 9/27/21 and at City Hall on 10/12/21.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
REPLACEMENT OF RAILINGS ON BALCONIES AND STAIRS.

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day.

David Natt, employee of the owner, acknowledged the work done without permits. He said the contractor had informed them that the work did not require permits. Since finding out that permits were required, they had fired that contractor and hired a new one, who had already applied for permits. He said he would invite Inspector DelRio to inspect the work done by the prior contractor to determine whether or not it met code.

Mr. Madfis was concerned about safety, if the building was occupied. He said an engineer's report, submitted as part of the permit application, would determine if the railings met code. Mr. Natt said the contractor had indicated that the railings met code. He agreed to have a structural engineer inspect the railings immediately.

Ms. Hasan suggested the case come back next month for Mr. Natt to present an engineering report. Ms. Smith suggested caution tape be installed on the balconies.

Motion made by Mr. Marx, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 1/25/22, or a fine of \$100 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE20020822

1740 NE 49 ST
KNEZEVIC, ANA

This case was first heard on 1/26/21 to comply by 4/27/21. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, said the permit applications had not been submitted.

David Knezevich said contractors were all assigned and were working with the City on pulling permits.

Inspector DelRio said those permits did not cover all of the work done. He said he had not been contacted by anyone regarding the violations. Chair Booth recommended Mr. Knezevich's contractors speak with Inspector DelRio. Inspector DelRio said the following were not covered by the existing permits: a concrete walkway; washer and dryer electrical connections; exterior door installation and an air conditioner installation. Mr. Knezevich requested 60 days.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 91-day extension to 1/25/22, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE20020940

1122 SW 6 ST
PANKRATOVA, TATYANA

This case was first heard on 4/27/21 to comply by 6/22/21. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,300 and the City was requesting

imposition of the fines, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, recommended a 91-day extension.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 91-day extension to 1/25/22, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE21060037

2801 SW 8 ST
MARKS, ERIC H/E MARKS, DIANE

Service was via posting at the property on 9/27/21 and at City Hall on 10/12/21.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK
ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE
FOLLOWING MANNER BUT NOT LIMITED TO:
NEW WINDOW AND GLAZED DOOR IN THE GARAGE LOCATED AT THE REAR OF THE
PROPERTY.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day.

Motion made by Mr. Marx, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 1/25/22, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE20020065

5535 NW 35 AVE B
BRE ALPHA INDUSTRIAL PROPERTY
OWNER LLC % GATEWAY

This case was first heard on 1/26/21 to comply by 3/23/21. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress and did not recommend an extension.

the Board took no action.

Case: CE17020146

1545 NW 6 ST
PERSAUD, BOODHWATTIE

This case was first heard on 1/29/18 to comply by 6/26/18. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Building Inspector, said the respondent was working on the permits and recommended a 28-day extension.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 28-day extension to 11/23/21, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE20070880

2179 NE 59 CT

PIRES, CLAUDIA PIRES, RICARDO DE FRANCA

This case was first heard on 4/27/21 to comply by 5/25/21. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Building Inspector, reported the permit had been issued the previous day so the property was in compliance. He recommended reducing the amount owed to \$575.50 to cover administrative costs.

Motion made by Mr. Madfis, seconded by Mr. Nolen to reduce the fines to \$575.50. In a voice vote, motion passed 7-0.

Case: CE21030031

100 BAY COLONY LN

LEVIN, GAYLA SUE

This case was first heard on 6/22/21 to comply by 9/28/21. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jorge Martinez, Building Inspector, recommended imposition of the fines.

Motion made by Mr. Marx, seconded by Mr. Madfis to grant a 28-day extension to 11/23/21, during which time no fines would accrue. In a roll call vote, motion passed 4-2 with Mr. Beachum and Chair Booth opposed and Mr. Nolen abstaining.

Mr. Nolen described his reason for abstaining: he wondered why this case was set for a Massey hearing when there had been no extensions. Ms. Smith advised him to vote because he did not have a conflict. Ms. Williams reported the case had been granted an extension in September.

Motion made by Mr. Marx, seconded by Mr. Madfis to recall the Board's previous motion, due to the new information provided to the Board. In a voice vote, motion passed 7-0.

Motion made by Mr. Beachum, seconded by Mr. Marx to find the property was not in compliance by the ordered date and to impose the \$1,350 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 7-0.

Case: CE18050772

1453 NE 15 AVE

OCASIO-DAVILA, GABRIEL

Vacate 3/26/2019 Order Imposing & Reduce Fines

This was a request to vacate the order imposing the fines dated 3/26/19 and reduce the fines to \$575.

Motion made by Ms. Evert, seconded by Mr. Nolen to vacate the order imposing the fines dated 3/26/19 and to impose a fine of \$575. In a voice vote, motion passed 7-0.

Complied, Closed and Withdrawn Cases

Staff entered the closed and withdrawn cases listed on page 7 of the agenda into the record.

Board Meeting Minutes

Motion made by Mr. Nolen, seconded by Mr. Madfis, to approve the minutes of the Board's September 28, 2021 meeting. In a voice vote, motion passed unanimously.

Board Discussion

None

Communication to the City Commission

None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None

There being no further business to come before the Board, the meeting adjourned at 9:51 a.m.

ATTEST:



Clerk, Code Enforcement Board


Chair, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.